



City of Albuquerque

Legislative File Number R-06-42 (version 3)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

F/S Establishing City Policy to Support and Enhance the Development of Workforce Housing; Making an Appropriation to the Family and Community Services Department
(O'Malley, Benton)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

ESTABLISHING CITY POLICY TO SUPPORT AND ENHANCE THE DEVELOPMENT OF WORKFORCE HOUSING; MAKING AN APPROPRIATION TO THE DEPARTMENT OF FAMILY AND COMMUNITY SERVICES TO CARRY OUT A NEEDS ASSESSMENT AND WORKFORCE HOUSING PLAN; REQUESTING THE CREATION OF A PACKAGE OF INCENTIVES FOR DEVELOPMENT OF WORKFORCE HOUSING; PROVIDING TECHNICAL ASSISTANCE, TRAINING AND SUPPORT TO EXPAND THE CAPACITY OF NON-PROFIT HOUSING DEVELOPMENT ORGANIZATIONS TO CARRY OUT THE PRODUCTION OF WORKFORCE HOUSING; REQUESTING THE INITIATION OF A DEMONSTRATION WORKFORCE HOUSING PROJECT ON CITY LAND; REQUESTING THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY TO INCLUDE THE UTILITY EXPANSION CHARGE IN THE PACKAGE OF INCENTIVES; APPROPRIATING FUNDS FOR COMMUNITY EDUCATION.

WHEREAS, the Albuquerque/Bernalillo County Comprehensive Plan's goal is to increase the supply of affordable housing and ameliorate the problems of homelessness and displacement; and

WHEREAS, the City's Five Year Consolidated Plan 2003 to 2007 shows that 33% of all households in Albuquerque have some housing affordability problem and almost

80% of the households earning under 50% of median income are rent burdened or living in overcrowded conditions; and

WHEREAS, through a combination of forces including rapidly rising land prices, slow wage growth, declining real income and construction cost increases we find hardworking families, after paying the rent, are having difficulty paying for the necessities of life; and

WHEREAS, there are an estimated 3,000 homeless individuals in Albuquerque whose path to independent living depends upon permanent, affordable housing; and

WHEREAS, the City of Albuquerque adopted R-05-255 calling for an update and review of City affordable housing policy, interviews with Stakeholders, analysis of best practices in other cities and consideration of innovative approaches to addressing Albuquerque's affordable housing needs; and

WHEREAS, working families having safe, decent and affordably priced housing in stable neighborhoods is advantageous for personal success in school and work and is therefore a prerequisite for the economic success of our community; and

WHEREAS, Albuquerque can look to other regional western cities for models of innovative and successful approaches to producing affordable housing to meet the needs of its working families; and

WHEREAS, meeting the housing needs of working families through well designed, quality built housing and apartments leads to stable, mixed income, diverse neighborhoods and adds to the economic vitality of the community; and

WHEREAS, the Workforce Housing Opportunity Act mandates that a housing needs-assessment and Workforce Housing Plan be developed with significant public involvement to provide a policy based ranking system for the selection of projects and expansion of production to meet the affordable housing needs of working families; and

WHEREAS, a package of incentives was made available under the Family Housing Development Ordinance as an inducement to produce housing serving low and moderate income working families; and

WHEREAS, the Family Housing Development Program is not accepting applications for new projects; and

WHEREAS, the package of incentives including fee waivers, a density bonus and fast tracking of applications should be updated to be utilized for projects approved under the Workforce Housing Opportunity Act; and

WHEREAS, the Albuquerque Bernalillo County Water Authority now controls the Utility Expansion Charge (UEC) and requires a majority of the members of its Governing board to waive its fees; and

WHEREAS, an increase in housing production under the Workforce Housing Opportunity Act requires collaboration between the City, non-profit affordable housing development organizations and for-profit builders and developers; and

WHEREAS, technical assistance, training, non-profit advocacy, constituency participation in design, development and policy-making; and transparent decision-making are essential elements for achieving production goals and creating a framework of accountability as determined by the Workforce Housing Plan; and

WHEREAS, community education with regard to quality design, density, mixed-income and mixed-use developments, neighborhood stabilization, transit-oriented development and workforce housing will further the potential for collaboration between the City and its neighborhoods to achieve the goals of the Workforce Housing Opportunity Act; and

WHEREAS, developing an effective educational program is best accomplished through a joint effort of the Department of Family and Community Services, the Planning Department and the University of New Mexico School of Architecture and Planning; and

WHEREAS, a model Workforce Housing development on City land would provide an educational opportunity; and a demonstration of cooperation among the City, its neighborhoods, non-profit affordable housing developers, and builders and an immediate action to begin to address the production of Workforce Housing.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The effective implementation of the Workforce Housing Opportunity Act is the policy of the City of Albuquerque. It is hereby acknowledged that in order to achieve the production of housing to serve the city workforce an inter-related set of organizations and interests must work collaboratively to utilize the scarce resources

available to carry out this policy.

Section 2. The amount of Seventy Five Thousand Dollars (\$75,000) is hereby appropriated from the unreserved fund balance of the General Fund to the Department of Family and Community Services (DFCS) for the Workforce Housing Plan and Needs Assessment as required by the Workforce Housing Opportunity Act. The Plan will serve as the affordable housing component of the Five Year Consolidated Plan.

Section 3. The Mayor is requested to develop a package of incentives to support the goals of the Workforce Housing Opportunity Act including but not limited to: a density bonus, fast-tracking of development review for Workforce Housing Projects and Subdivisions, fee waivers and an ombudsman program. After review and analysis by the appropriate City agencies and Commissions the Mayor shall make recommendations to the Council for legislation as needed.

Section 4. The amount of Two Hundred and Fifty Thousand Dollars (\$250,000) is hereby appropriated from the unreserved fund balance of the General Fund to the Department of Family and Community Services for the purpose of providing research and legal services as needed to set up the Workforce Housing Trust Fund, developing a collaborative model of decision-making for DFCS and the non-profit housing developers: increasing capacity of the housing delivery system to utilize City and non-City available resources; supporting a coalition of non-profit housing development organizations; developing recommendations for expanding operating funding for non-profit housing developers; involving constituencies being served to participate in development and policy-making; enhancing the capacity for non-profits to carry out their role as advocates and developing a system of accountability all for City agencies and non-profit housing development organizations. Recommendations and principles resulting from this work shall be considered for inclusion in the Workforce Housing Plan.

Section 5. The Mayor is hereby requested to initiate a model Workforce Housing project meeting the requirements of the Workforce Housing Opportunity Act on City owned land to demonstrate collaboration among the City, non-profit housing development organizations, private sector builders and the neighborhood(s), the utilization of quality design as applied to mixed-use and mixed-income development and the leveraging of non-City resources to creatively finance the project.

Section 6. The Affordable Housing Committee is hereby requested to determine a means by which housing lost to use by low income families as the result of actions by the City Nuisance Abatement Team can be replaced or rehabilitated and that such actions be made a high priority in the Workforce Housing Plan.

Section 7. The City hereby requests the Albuquerque Bernalillo County Water Authority to implement a program where its Utility Expansion Charge is waived for projects meeting the requirements of the Workforce Housing Opportunity Act.

Section 8. The amount of Seventy Five Thousand Dollars (\$75,000) is hereby appropriated from the unreserved fund balance of the General Fund to the Department of Family and Community Services to develop and implement, in collaboration with the UNM School of Architecture and Planning and the City Planning Department, a community educational program supporting the Workforce Housing Opportunity Act.

